

24/02500/FP: Change of use to form two retail units (class E) and six one-bed and one 2-bed flats including alterations to fenestration.

Condition 3: *No Development shall commence until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.*

Construction Management Statement:

1. Introduction

This Construction Management Statement outlines the management strategy for the construction project at 23 High Street, Royston. The aim is to ensure minimal impact on the local community during the construction process while maintaining compliance with all relevant regulations.

2. Construction Impact Mitigation

- **Delivery Schedule:**
 - All deliveries to the site are scheduled for 7:00 AM, prior to traffic movement in the High Street. This timing is designed to avoid congestion and minimize disruption to the local community.
- **Waste Removal:**
 - Demolition waste materials have already been removed. Any rubbish and waste materials will be responsibly removed at 7:00 PM in the evening, after local businesses are closed and traffic flow has significantly reduced.

3. Vehicle Management

- **Delivery and Waste Removal Vehicles:**
 - Deliveries and waste removal will utilize a Ford Ranger pickup, which is compact enough to fit into the normal-sized loading bay directly in front of 23 High Street. Once parked, this vehicle has no impact on High Street traffic flow.
- **Materials Handling:**
 - Longer-length materials, such as joists, will be delivered to the rear of the building on Upper King Street. These materials will then be transported through the rear doors for easier access and to avoid disruption.

4. Materials Management

- **On-Site Storage:**
 - To minimize external storage impact, 60% of the required wood stock has already been recycled and is stored within the building. No materials will be stored externally, ensuring that the site remains tidy and organised.

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5. Workforce Parking

- **Local Workforce:**
 - Two of the four tradespersons working on the site live within walking distance, reducing the need for parking. The remaining two tradespersons will park on the owner's driveway, along with any visiting contractors. This arrangement minimizes road congestion and maintains access for local residents and businesses.

6. Site Maintenance

- **Pathway and Road Cleaning:**
 - To maintain site cleanliness and community relations, pathways and roads in front and behind the building will be swept daily each evening. This ensures that any debris from the construction process does not impact the surrounding area.

7. Project Timeline

- **Completion Date:**
 - It is anticipated that all construction works will be completed by September 2025. Regular updates will be provided to stakeholders to keep the community informed of progress.

Conclusion

This Construction Management Statement is formulated to ensure that the construction process at 23 High Street, Royston proceeds smoothly, with minimal disruption to the local community. By adhering to scheduled deliveries, maintaining site cleanliness, and utilising local workforce strategies, we aim to foster positive relations with the neighbourhood throughout the project's duration.